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2 The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday,  
3 June 14, 2011 at Westfield City Hall. Members present included Randy Graham, Bill Sanders,  
4 and Martin Raines. Also present were Kevin Todd, Senior Planner and City Attorney, Brian  
5 Zaiger.

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7  
8 **APPROVAL OF MINUTES**  
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10 Sanders moved to approve the May 10, 2011 minutes with wording revised on line 42, page 2.

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12 Raines seconded, and the motion passed by voice vote.

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14  
15 Sanders reviewed the Public Hearing Rules and Procedures.

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17  
18 **NEW BUSINESS**  
19

20 1106-VS-04 15630 Joliet Road, *Alex Egan*

21 The petitioner is requesting a Variance of Standard from the Westfield- Washington  
22 Zoning Ordinance (WC 16.04.030, B, 5) to reduce the road frontage requirement from  
23 250 feet to 198 feet, in order to allow property to be split in the AG-SF1 District.  
24

25 Todd reviewed the variance standard request, which is to split the property into two lots. He stated that  
26 the southern property that would be created is over five acres in size, so it exceeds the minimum acreage  
27 requirements for an AG-SF1 lot. He further noted that the northern property that would be created is over  
28 six acres in size, but would not have the required road frontage in the AG-SF 1 District. He added there  
29 is a cemetery in the middle of the property which cuts up the road frontage.  
30

31 Ms. Jennifer Blanchard, representing the petitioner, stated that the intention is to divide the property  
32 because there is a purchaser interested in building a single family home on the northern lot.  
33

34 Sanders asked if there are any development problems and how will the cemetery in front of the house be  
35 addressed.  
36

37 Todd responded there is nothing in the ordinance addressing the cemetery in front of the house.  
38

39 A Public Hearing opened at 7:08 p.m.  
40

41 Todd received a letter which he passed out to the Board. He noted that the letter alleged public  
42 notice being done improperly for this petition because the ground sign was covered by weeds.  
43

44 The Public Hearing closed at 7:12 p.m.  
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46 Blanchard responded that regarding the improper notice, the petitioner put the signs out the day  
47 he filed, May 9, and sent certified letters to fifteen or sixteen neighbors and ran the item in the  
48 newspaper.  
49

1 Raines moved to approve 1106-VS-04 as presented.

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3 Graham seconded, and the motion passed by voice vote.

4  
5 Sanders moved to accept the staff's finding of facts on 1106-VS-04.

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7 Raines seconded, and the motion passed by voice vote.

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10 The meeting adjourned at 7:30 p.m.

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15 Chairman  
Bill Sanders

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Secretary  
Matthew Skelton